



# Public Notice

**Applicant:**

South High Group, Inc.

**Date:**

Published: Sept. 27, 2000

Expires: Oct. 27, 2000

**U.S. Army Corps  
of Engineers**

**In Reply Refer To:**

**Buffalo District CELRB-CO-R RE: 96-494-0036(4) Section: OH 404**

**Application for Permit under Authority of  
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

The South High Group, Inc., 13370 Prospect Road, Strongsville, Ohio 44136, proposes to place fill into approximately 0.76 acre of Federal jurisdiction wetlands and approximately 1640 lineal feet of ephemeral stream channels in order to construct the final phase of the Waterford Crossing South residential subdivision. The project is located in the northeastern quadrant of the intersection of Boston and Prospect Roads, in the City of Strongsville, Cuyahoga County, Ohio.

The project consists of the following:

a) Approximately 0.76 acre of above-headwaters wetlands and approximately 1640 lineal feet of ephemeral stream channel will be permanently filled in order to create buildable residential lots and roadways for the proposed subdivision. The wetland areas to be filled are low quality emergent habitat in a previously disturbed (old agricultural field) site. The stream channels to be filled flow only during and immediately following rain events and contain low quality aquatic habitat. The wetlands and streams to be impacted are the extreme headwaters of unnamed tributaries in the West Branch, Rocky River watershed.

b) As part of the design process, the applicant modified the proposal to avoid approximately 1.5 acres of higher quality, forested wetlands which form the beginning of a more defined stream corridor flowing roughly northeast towards Prospect Road.

c) As mitigation for unavoidable wetland impacts, the applicant proposes to use two credits purchased at the Sandy Ridge Mitigation Bank in North Ridgeville, Ohio. As mitigation for unavoidable stream impacts, the applicant proposes to restore approximately 200 lineal feet of the West Fork, East Branch of the Rocky River located at Hidden Hollow Park in Harrisville Township, Medina County, Ohio. A discussion of the proposed stream mitigation is included in the enclosed Sheets 6 through 9 of 9.

The applicant's stated purpose is to construct residential housing.

The current project represents the final phase of the Waterford Crossing South Subdivision. Previous phases of this project have impacted a total of approximately 2.6 acres of Federal jurisdiction wetland and approximately 280 lineal feet of stream channel (Department of the Army Processing Nos. 96-494-0036(0), 96-494-0036(2) and 97-494-0018(0)). The previous impacts were authorized under Nationwide Permit No. 26 and were mitigated at the Sandy Ridge Wetland Mitigation Bank. A map of the previously authorized impacts as well as the current proposal is included on the enclosed Sheet 5 of 9.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Steven V. Metivier, who can be contacted by calling (716) 879-4314, or by e-mail at: [steven.v.metivier@usace.army.mil](mailto:steven.v.metivier@usace.army.mil)

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199, and should be marked to the attention of Steven V. Metivier, or by e-mail at: [steven.v.metivier@usace.army.mil](mailto:steven.v.metivier@usace.army.mil). A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

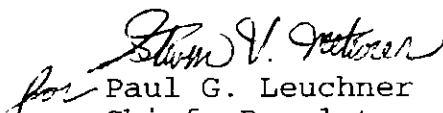
Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

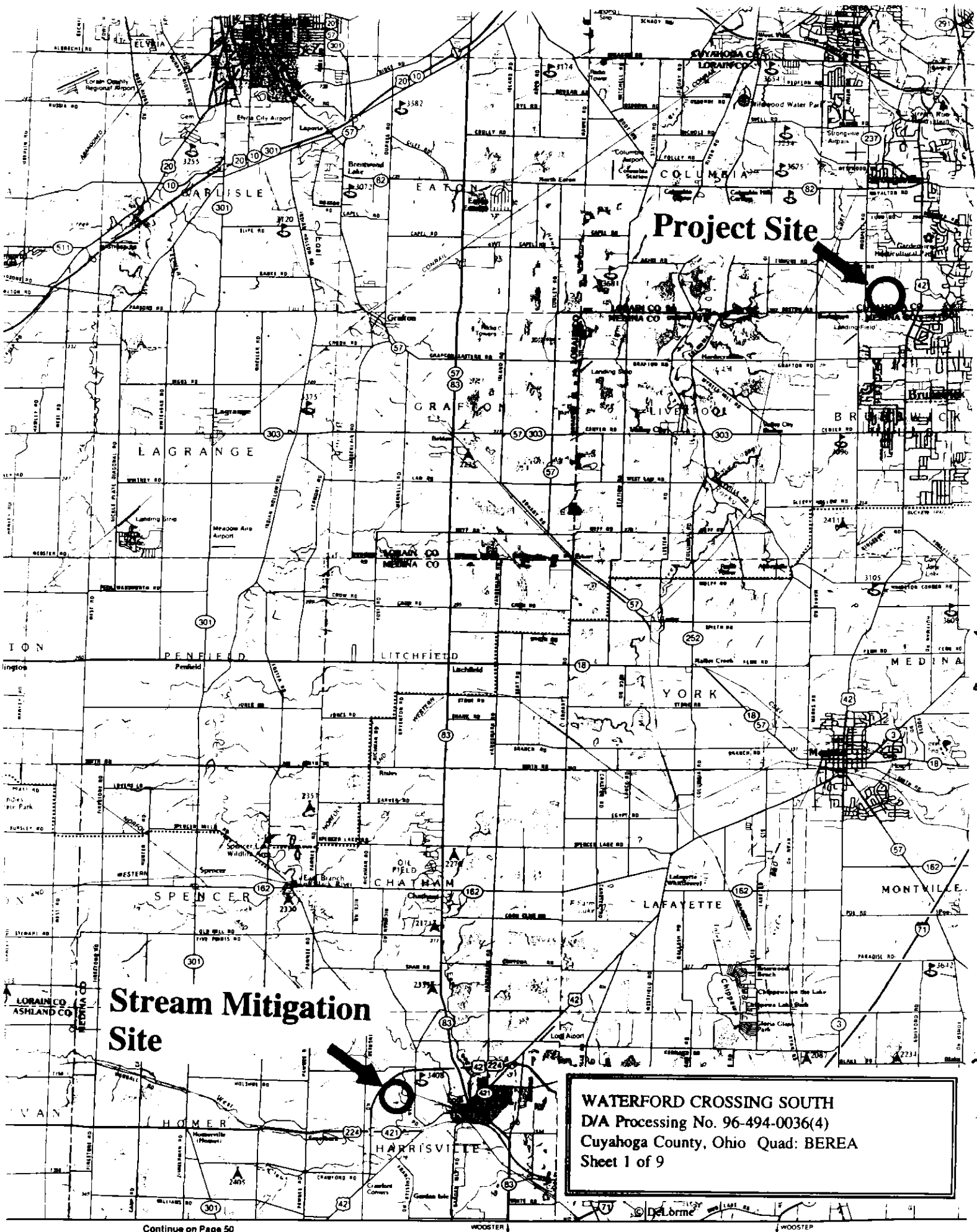
The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the

proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

  
for Paul G. Leuchner  
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



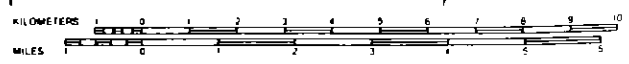
**Project Site**

**Stream Mitigation Site**

WATERFORD CROSSING SOUTH  
D/A Processing No. 96-494-0036(4)  
Cuyahoga County, Ohio Quad: BEREA  
Sheet 1 of 9

Continue on Page 50

LOCATER MAP ON BACK OF ATLAS



WATERFORD CROSSING SOUTH  
D/A Processing No. 96-494-0036(4)  
Cuyahoga County, Ohio Quad: BERA  
Sheet 2 of 9

SECTION  
TWENTY-EIGHT

SECTION  
TWENTY-NINE

SECTION  
THIRTY

SECTION  
THIRTY-ONE

SECTION  
THIRTY-TWO

SECTION  
THIRTY-THREE

SECTION  
THIRTY-FOUR

VP.

EMERALD WOODS  
GOLF COURSE

ROYAL CREST  
GOLF COURSE

HICKORY  
NUT  
GOLF COURSE

LORAIN COUNTY  
CUYAHOGA COUNTY

MEDINA COUNTY

SEE OUR LORAIN AND MEDINA COUNTY ATLAS

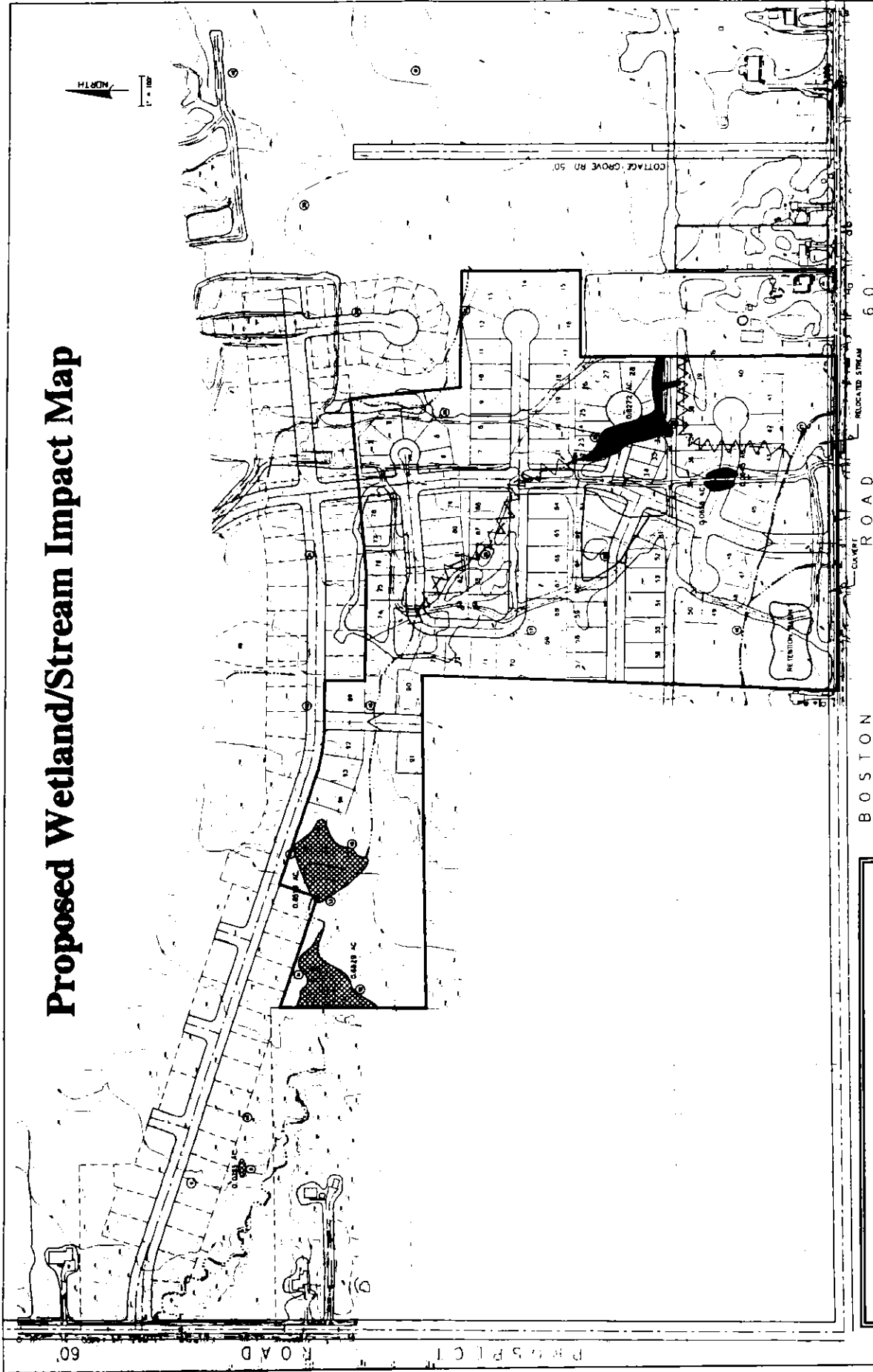
Project Site

① SAMPLE POINTS

WELLAND DELINEATION  
FOR  
SOUTH HIGH GROUP  
COUNTY OF THE CITY OF INDIANAPOLIS

[illegible]

# Proposed Wetland/Stream Impact Map



**WATERFORD CROSSING SOUTH**  
**D/A Processing No. 96-494-0036(4)**  
**Cuyahoga County, Ohio Quad: BERE A**  
**Sheet 4 of 9**

**WETLAND**  
**MITIGATIVE ALTERNATIVE C**  
**SOUTH HIGH GROUP**  
 LOCATED IN THE CITY OF CLEVELAND  
 CUYAHOGA COUNTY, OHIO 44115

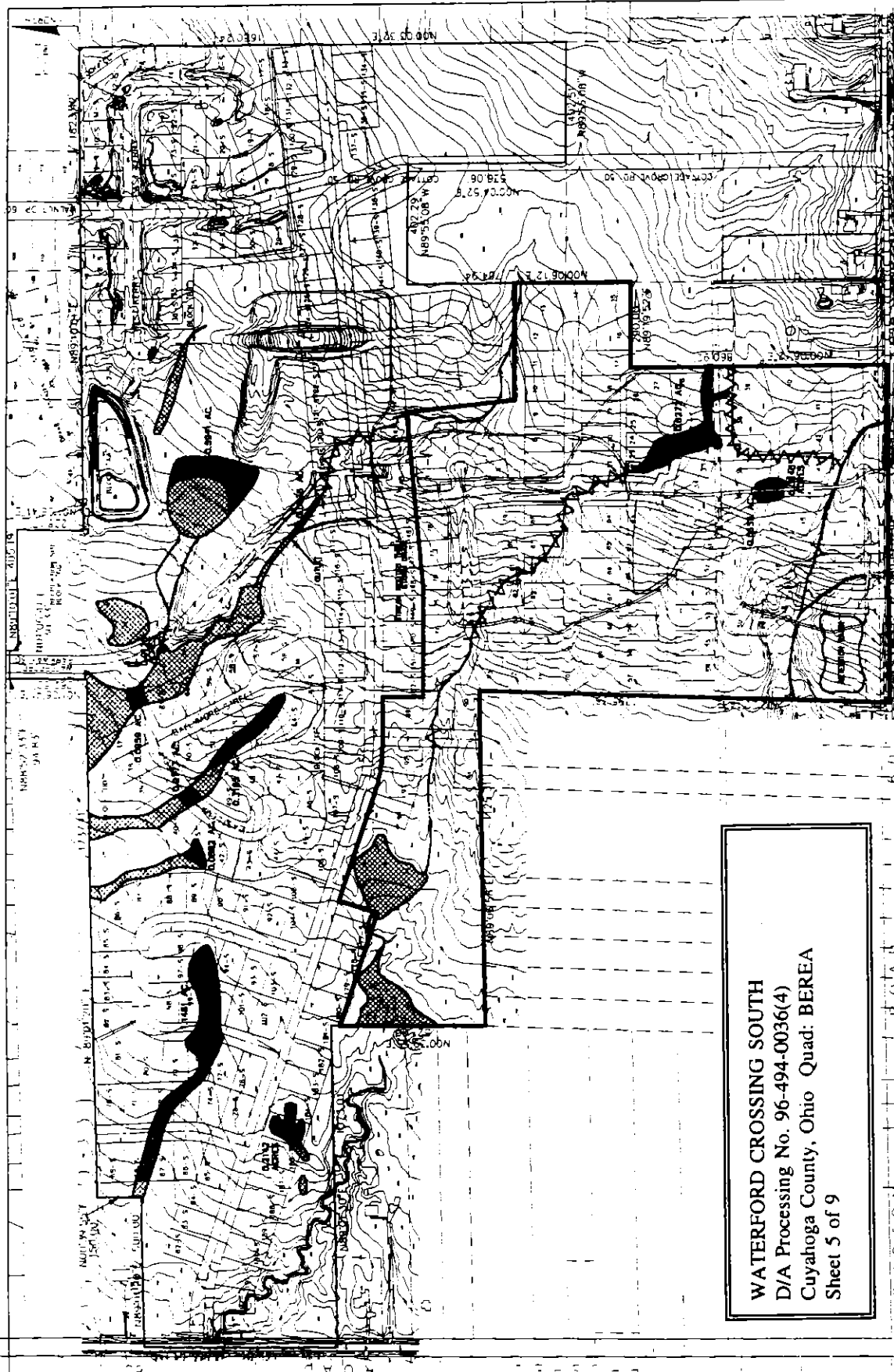
**WETLAND FILL AREA = 0.7972 ACRES**  
**STREAM/DITCH FILL AREA = 0.040 ACRES**  
**LINEAL FEET = 18,39.58**  
**TOTAL DISSECTIONAL FILL AREA = 0.7972 ACRES**

**WATERFORD CROSSING SOUTH**  
**MITIGATIVE ALTERNATIVE**  
**1" = 100'**

**CLACKENBERG ENGINEERING GROUP, INC.**  
 1800 SOUTH EDGEMOOR ROAD, SUITE 108  
 CLEVELAND, OHIO 44115 (440) 538-1150

35-212

# Cumulative Impact Map



WATERFORD CROSSING SOUTH  
 D/A Processing No. 96-494-0036(4)  
 Cuyahoga County, Ohio Quad: BERE A  
 Sheet 5 of 9

PREVIOUSLY FILLED JURISDICTIONAL AREA	
	WETLAND FILL AREA = 2.988 ACRES
	STREAM/DITCH FILL AREA = 0.0228 ACRES
	LINEAL FEET = 278.31 FEET
TOTAL JURISDICTIONAL AREA FILLED = 3.0108 ACRES	

PROPOSED BALANCE OF FILL	
	WETLAND FILL AREA = 0.7572 ACRES
	STREAM/DITCH FILL AREA = 0.040 ACRES
	LINEAL FEET = 1038.59 FEET
PROPOSED JURISDICTIONAL FILL AREA = 0.7972 ACRES	

**SETH HIGH GROUP**

WATERFORD CROSSING SOUTH  
 FILL MAP, CUMULATIVE

DATE: 10/1/00  
 BY: SETH HIGH GROUP  
 FOR: SETH HIGH GROUP

**SETH HIGH GROUP**  
 1000 BOSTON ROAD, SUITE 100  
 CLEVELAND, OHIO 44114 (416) 586-1100





FLICKINGER  
WETLAND SERVICES  
GROUP, INC.

00 SEP -5 PM 12:14

SECTION 404 \* N P D E S \* ECOLOGICAL \* GEOGRAPHIC  
SECTION 401 \* STORMWATER \* SURVEYS \* INFORMATION SYSTEMS

August 31, 2000

Steve Metivier  
U.S. ARMY CORPS OF ENGINEERS  
1776 Niagara Street  
Buffalo, NY 14207

RE: 401/404 Application  
Waterford Crossing South  
Cuyahoga County

Dear Mr. Metivier:

To address the stream impacts for the Waterford Crossing project, we propose to mitigate at Hidden Hollow Park, located in Harrisville Township, Medina County. The property is bounded by Richman Road to the east, the Wheeling and Lake Erie railway to the north, and State Route 224 to the west (see the attached location map). Hidden Hollow Park is owned and managed by Medina County Park District. The mitigation involves stream restoration of the West Fork of the East Branch of the Black River. The sections of the stream proposed for restoration (see the attached topological map, Parcels 1 and 2) have been impacted by clearing of vegetation and past farming of the adjacent floodplain and upland areas. This has resulted in significant stream bank erosion and eroded materials in the stream channel.

The principal efforts on these stream sections will involve stream bank restoration and rehabilitation. Proposed restoration techniques will include terracing the high, bare stream banks and restabilize them using available woody debris as log and rootwad revetments below bankfull elevation and typical bioengineering methods including re-vegetation on the terrace level above the bankfull elevation. Rock wing deflectors will also be used to help divert stream energy around the bends and away from newly stabilized banks. The terracing will be placed at anticipated bankfull conditions and will help to replace lost floodplain due to sedimentation from past farming activities. These measures will provide additional floodplain friction to slow down flood flows resulting in deposition, improved water quality, and a greater diversity of habitats.

WATERFORD CROSSING SOUTH  
D/A Processing No. 96-494-0036(4)  
Cuyahoga County, Ohio Quad: BERA  
Sheet 6 of 9

A 1.5 : 1 ratio is usually used to determine stream mitigation, so that with the proposed 1640 feet of stream impacts, 2460 feet of stream mitigation would usually be required. But with the differences in size between the West Fork East Branch Black River and the ephemeral streams that are proposed to be impacted, determination of an equitable ratio for mitigation for the proposed stream impacts at Waterford Crossing South is difficult. The West Fork East Branch Black River has a watershed that is approximately 25,000 while the proposed impact streams have a cumulative watershed of 20 acres. The baseflow of the West Fork is approximately 20 feet wide while the ephemeral streams are at maximum, 1.5 feet, when flowing. Using the rivers' widths, a ratio of 13.3 : 1 is derived while the watersheds give a ratio of approximately 1250 : 1. The width data gives us a realistic ratio to work with. So using the 1.5 mitigation ratio to determine the necessary footage, 2460 feet divided by 13.3 (the width ratio), results in 185 feet of mitigation on the West Fork East Branch Black River. The minimum amount of mitigation available for this project is 200 feet so that we propose to mitigate with 200 feet for the proposed stream impacts at the Waterford Crossing South project.

If you have any questions, please feel free to contact me.

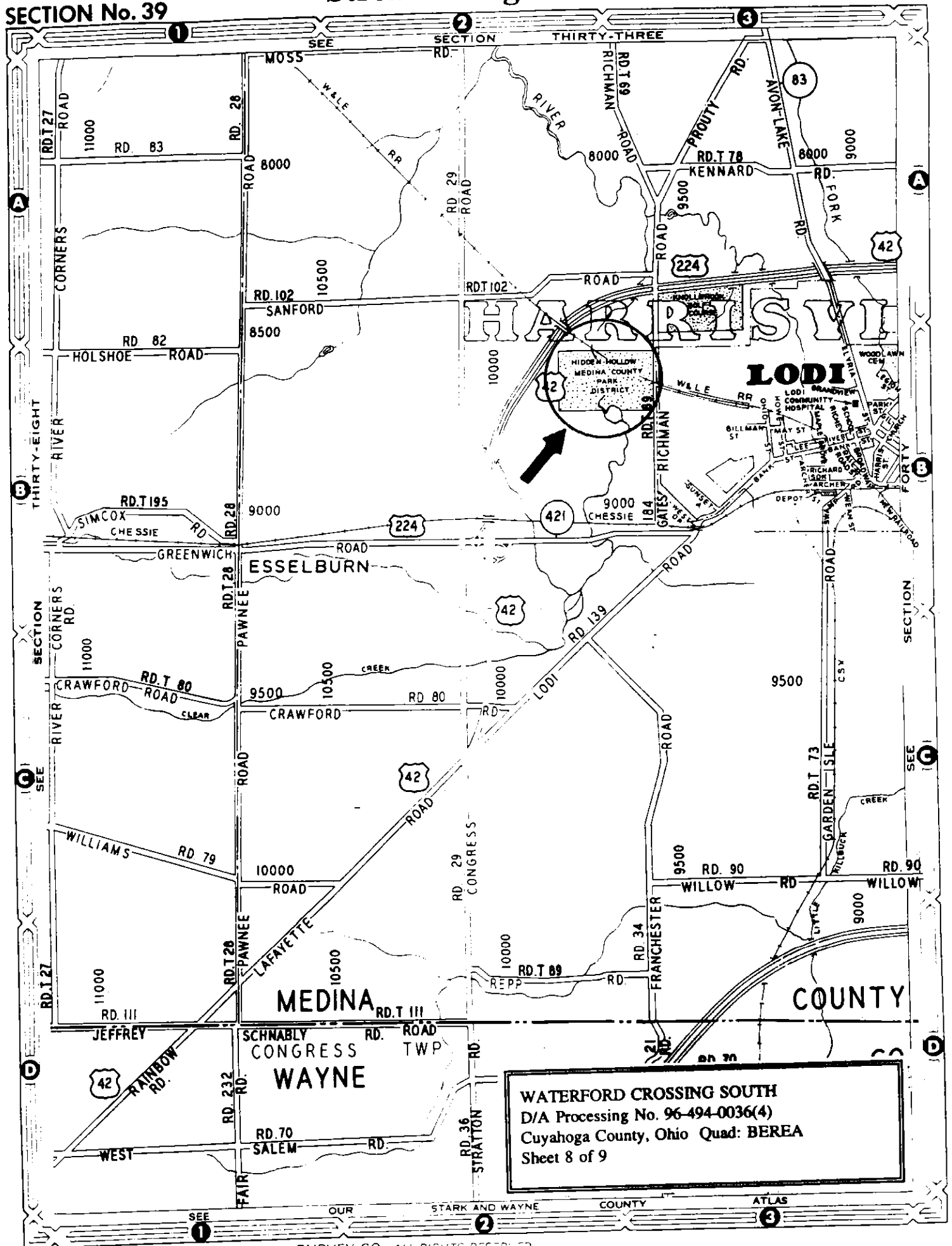
Sincerely,

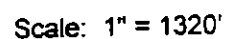


Judith Mitchell, Project Manager

**FLICKINGER WETLAND SERVICES GROUP, INC.**

**SECTION No. 39**





**WATERFORD CROSSING SOUTH**  
D/A Processing No. 96-494-0036(4)  
Cuyahoga County, Ohio Quad: BERE A  
Sheet 9 of 9